

43-2-106
 # 3786 38-168
 43-2-74
 # 3816 ← now
 P.O.
 38-183

QUITCLAIM DEED
 Without Covenant

PKC
 TC
 CT
 NO TRANSFER
 TAX PAID

KNOW ALL MEN BY THESE PRESENTS,
 007585

That JAMES E. POULIN and TINA POULIN, husband and wife, both of Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by JAMES E. POULIN, JR., of Skowhegan, in the County of Somerset, and State of Maine, the receipt whereof we do hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said JAMES E. POULIN, JR., his heirs and assigns forever,

Two certain lots or parcels land situated in Waterville, in the County of Kennebec and State of Maine, and more particularly bounded and described as follows:

PARCEL NO. 1: Commencing at a point in the southeasterly line of Silver Street, which point coincides with the northeasterly corner of land of the within Grantors, James E. Poulin and Tina Poulin; thence running northeasterly along the southeasterly line of Silver Street, a distance of one hundred thirty-nine feet (139') to the southwesterly corner of premises now or formerly of one H. Giroux; thence in a general southeasterly direction along the southwesterly line of premises now or formerly of H. Giroux, a distance of one hundred feet (100') to a point; thence in a general southwesterly direction, a distance of one hundred thirty-nine feet (139') to a point in the northeasterly sideline of premises of the within Grantors; thence in a general northwesterly direction a distance of one hundred feet (100') to the point of beginning.

Subject, however, to certain restrictions common to the lots in said Silvermount as described in a deed from James E. Poulin et al to Carl Croce et al dated April 19, 1950, recorded in Kennebec Registry of Deeds in Book 889, Page 584, to which deed and the record thereof reference is hereby made for a more particular description of said restrictions.

PARCEL NO. 2: Commencing at a point on the southeasterly line of Silvermount Street in the northeasterly corner of premises delineated as Lot No. 74 on Property Map No. 43 of the City of Waterville (dated April, 1986); thence in a general northeasterly direction along the southeasterly line of Silvermount Street, a distance of sixty-nine and five tenths feet (69.5') to a point; thence in a general southeasterly direction, a distance of fifty-five feet (55') to a point; thence in a general southwesterly direction to a point in the southeasterly corner of Lot No. 74 as delineated on the aforesaid Property Map; thence in a general northwesterly direction, a distance of seventy-two and three tenths feet (72.3') to the point of beginning. Meaning and intending hereby to delineate Lot No. 74 as delineated on City of Waterville Property Map No. 43 dated April, 1986. The aforesaid lot is also delineated as Lot Number 55 on Plan of Silvermount made by E. B. Coffin C.E. dated June, 1937, and recorded in the Kennebec County Registry of Deeds. The foregoing conveyance of the lot on Silvermount is made subject to all restrictions contained in prior deeds.

Meaning and intending to convey a portion of the premises acquired by the within Grantor, James E. Poulin, and Frederick Poulin by will of James E. Poulin Sr. dated October 2, 1935, an abstract of whose will is recorded in the Kennebec County Registry of Deeds in Book 707, Page 588.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said JAMES E. POULIN, JR., his heirs and assigns forever.

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In Witness Whereof, the said JAMES E. POULIN and TINA POULIN, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 19th day of April, in the year of our Lord one thousand nine hundred and eighty-nine.

Signed, Sealed and Delivered
in the presence of:

Natalie P. Bragg

James E. Poulin

(Attest)

Tina Poulin

STATE OF MAINE
KENNEBEC, SS.

Dated: April 19, 1989

Then personally appeared the above named JAMES E. POULIN and TINA POULIN and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Natalie P. Bragg
Notary Public
Print Name: NATALIE P. BRAGG
My Commission Expires: 12/18/94



RECEIVED KENNEBEC SS.

1989 APR 21 AM 9:00

ATTEST: James E. Poulin
REGISTER OF DEEDS